

I. SUMMARY

A. Introduction

1. Document Purpose

This document has been prepared for the purpose of delineating a multiple use land plan and evaluating potential environmental impacts resulting from the development proposal set forth. The development proposal, called the Crown Valley Village Specific Plan, encompasses approximately 166 acres of land located south of the unincorporated area of French Valley, in the southwestern portion of Riverside County.

2. Document Format

The format of this document, as delineated by the Riverside County Planning Department, is designed to be a combination Specific Plan and Environmental Impact Report. The Specific Plan portion of the document is encompassed in Chapter II and sets the overall development standards for the various proposed land uses.

The Environmental Impact Report portion of this document is encompassed in Chapter III. The format is based largely on the Riverside County Comprehensive General Plan with adaptations made in accordance with California Environmental Quality Act requirements.

3. Land Use Proposal

The Specific Plan has been designed to provide 591 residential dwelling units ranging from 1.7 dwelling units per acre to 13.0 dwelling units per acre with an overall project site density of 3.5 dwelling units per acre. Residential uses are planned to cover approximately 146.3 acres or 88 percent of the site. The plan includes approximately 7.7 acres of park land and open space. The project also includes a 12.0 acre school site to provide on-site school facilities.

B. Project Description

1. Location and Site Description

The Crown Valley Village Specific Plan encompasses approximately 166 acres of land located in the unincorporated area of French Valley, in the southwestern portion of Riverside County as indicated in Exhibits 1 and 2. Exhibit 3 provides a closer view of the project site's location. The project site is located south of Auld Road, west of Pourroy Road and north of the Rancho Bella Vista Specific Plan. Auld Road links the site with State Route 79, also referred to as Winchester Road. State Route 79 is a major north/south corridor traversing San Bernardino, Riverside and San Diego Counties.

The site and surrounding area is characterized by low rolling hills with occasional bedrock granite outcrops. An intermittent water course that is a tributary of the Tocalota Creek passes from the northeast corner to the south-central border of the property. The water course forms a moderately incised drainage channel but lacks an established riparian plant community.

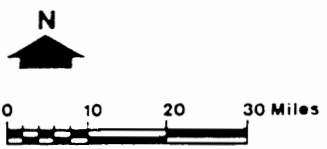
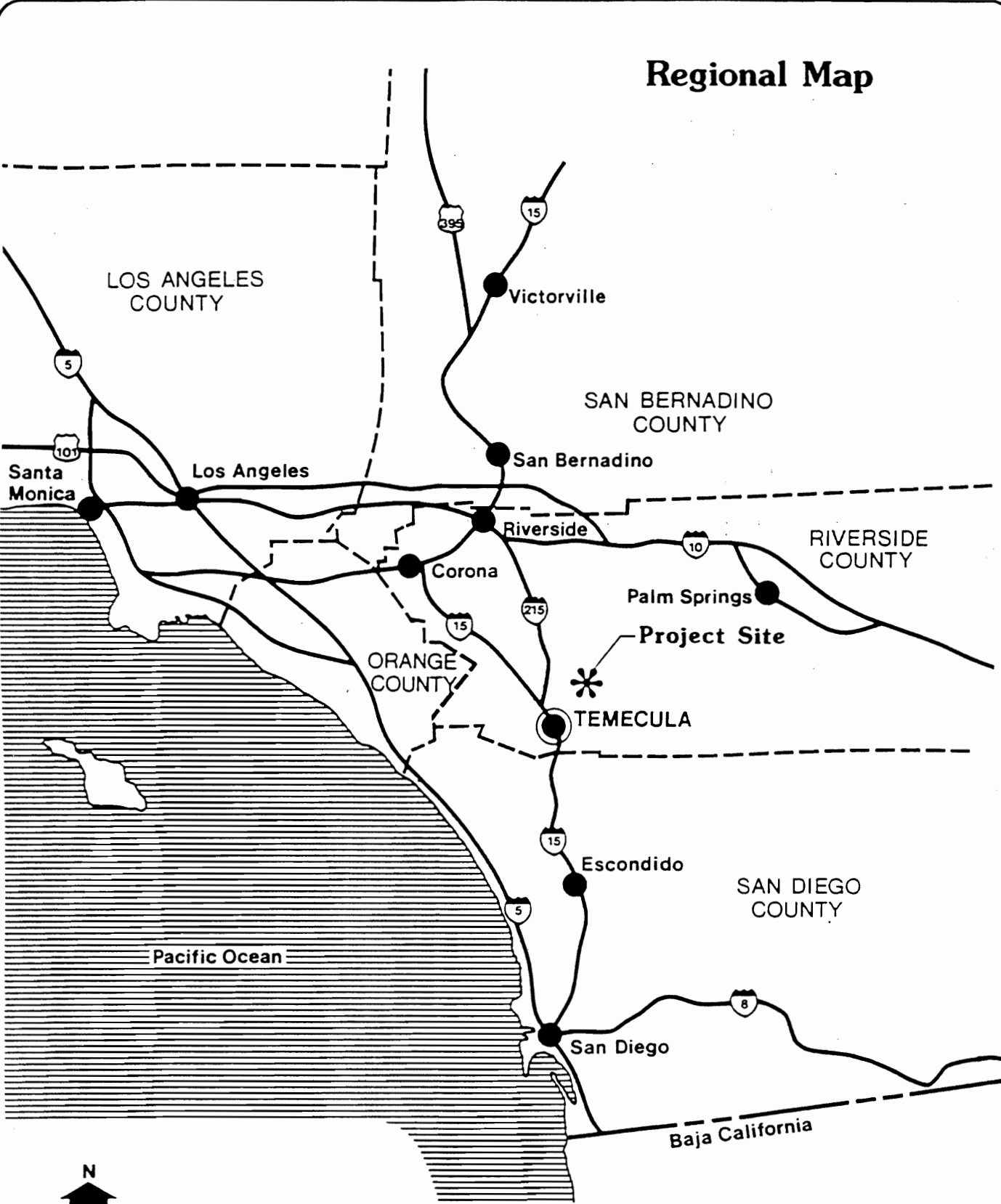
The entire property has been under agricultural use for a long time. The northern half of the property is a previously cultivated field which has become fallow, while the southern half of the parcel appears to have been heavily grazed in the recent past. The present vegetation on the site is dominated by non-native weedy species. Native species are sparse and widely scattered throughout the southern half of the site. The only tree on the site is a large eucalyptus in the northwestern area of the property.

The Comprehensive Land Use Plan for Crown Valley Village is illustrated in Exhibit 4.

2. Project Objectives

The following paragraphs contain objectives of the project. Below each objective, the result of the objective is listed. Objectives are the means of shaping a goal and attaining it. Before project objectives are delineated, a goal statement will be made.

Regional Map

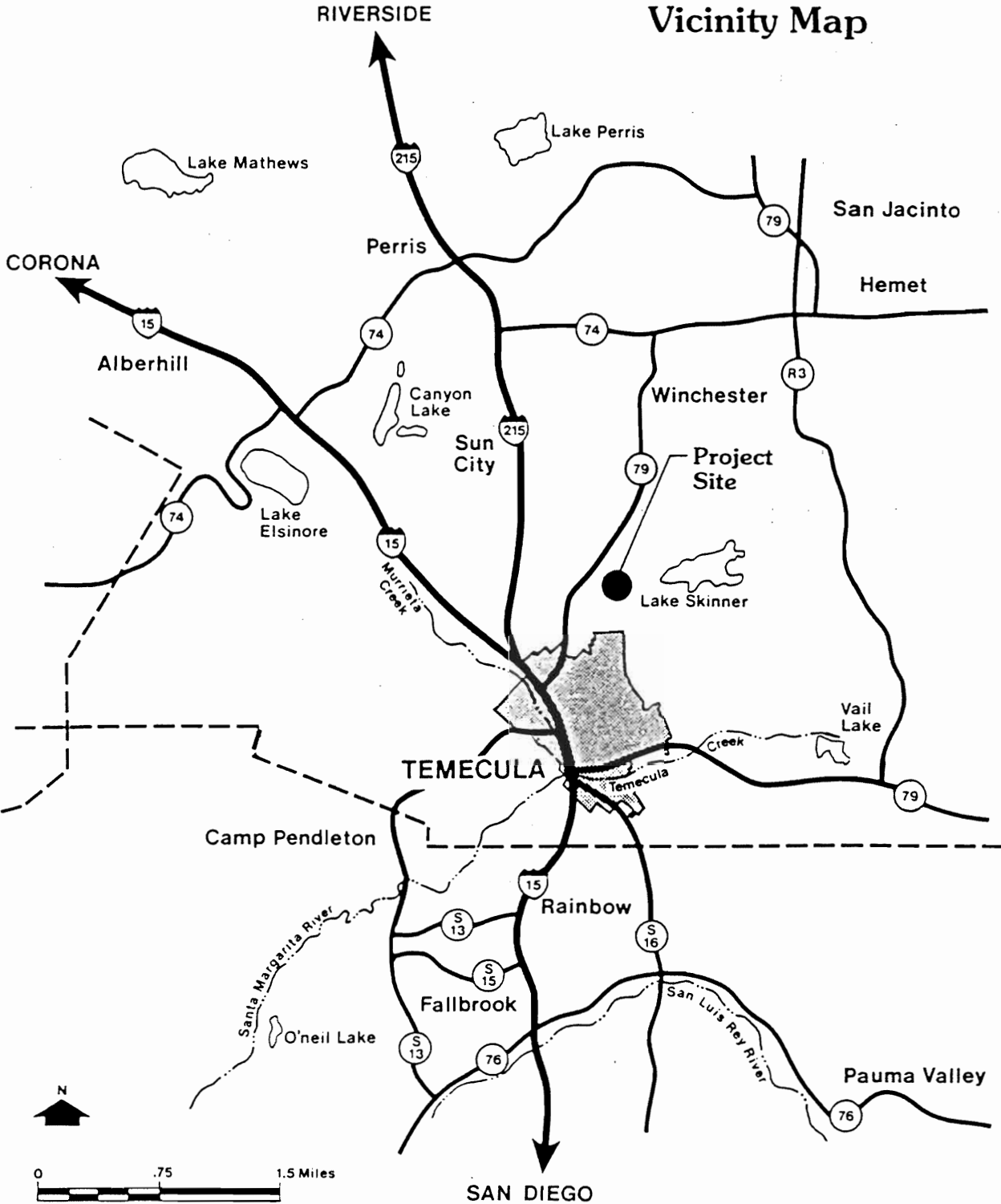


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ENGINEERING CORPORATION

Crown Valley Village

Exhibit No.: 1

Vicinity Map

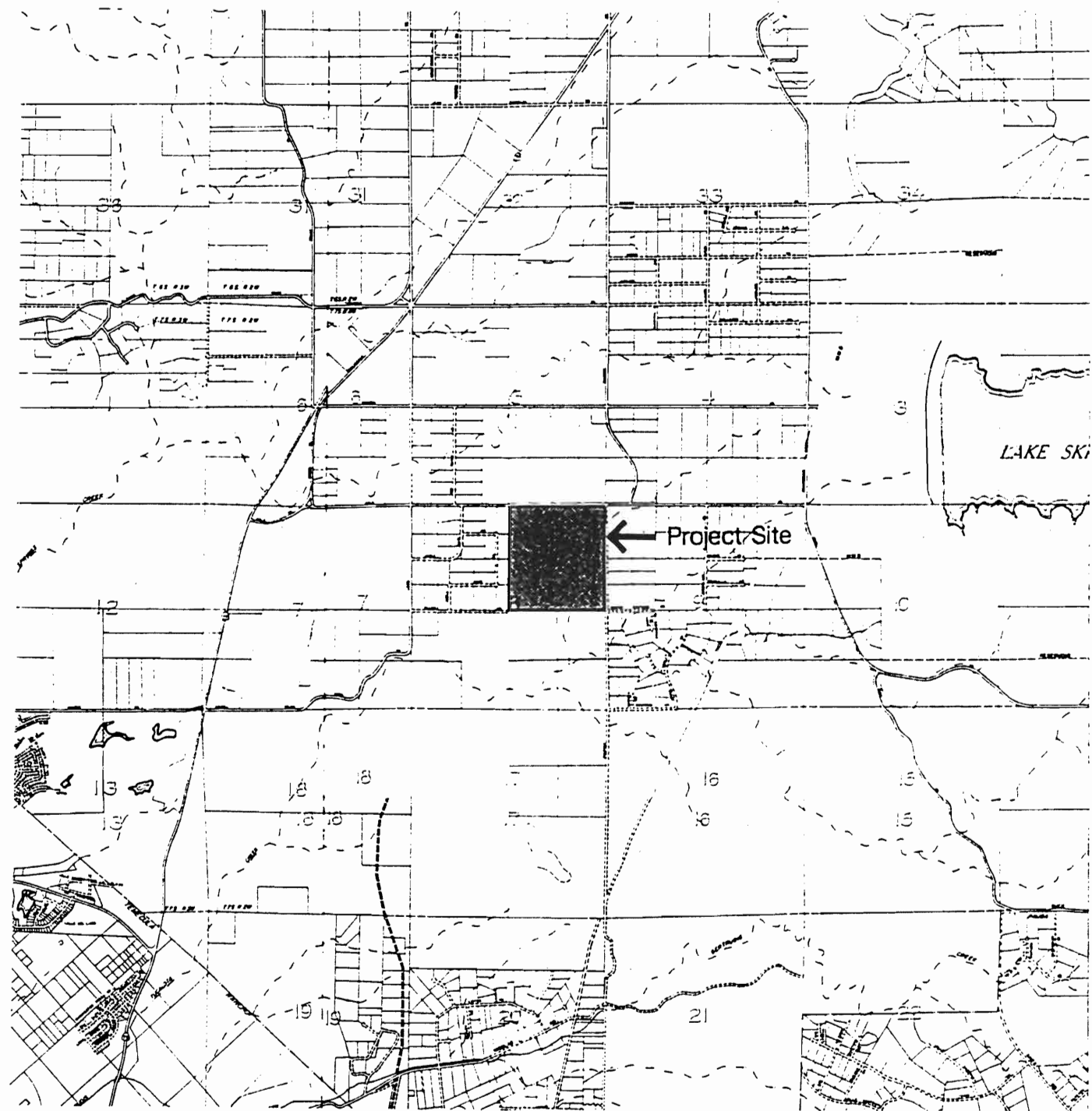


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Crown Valley Village

Exhibit No. : 2



Crown Valley Village

Not To Scale

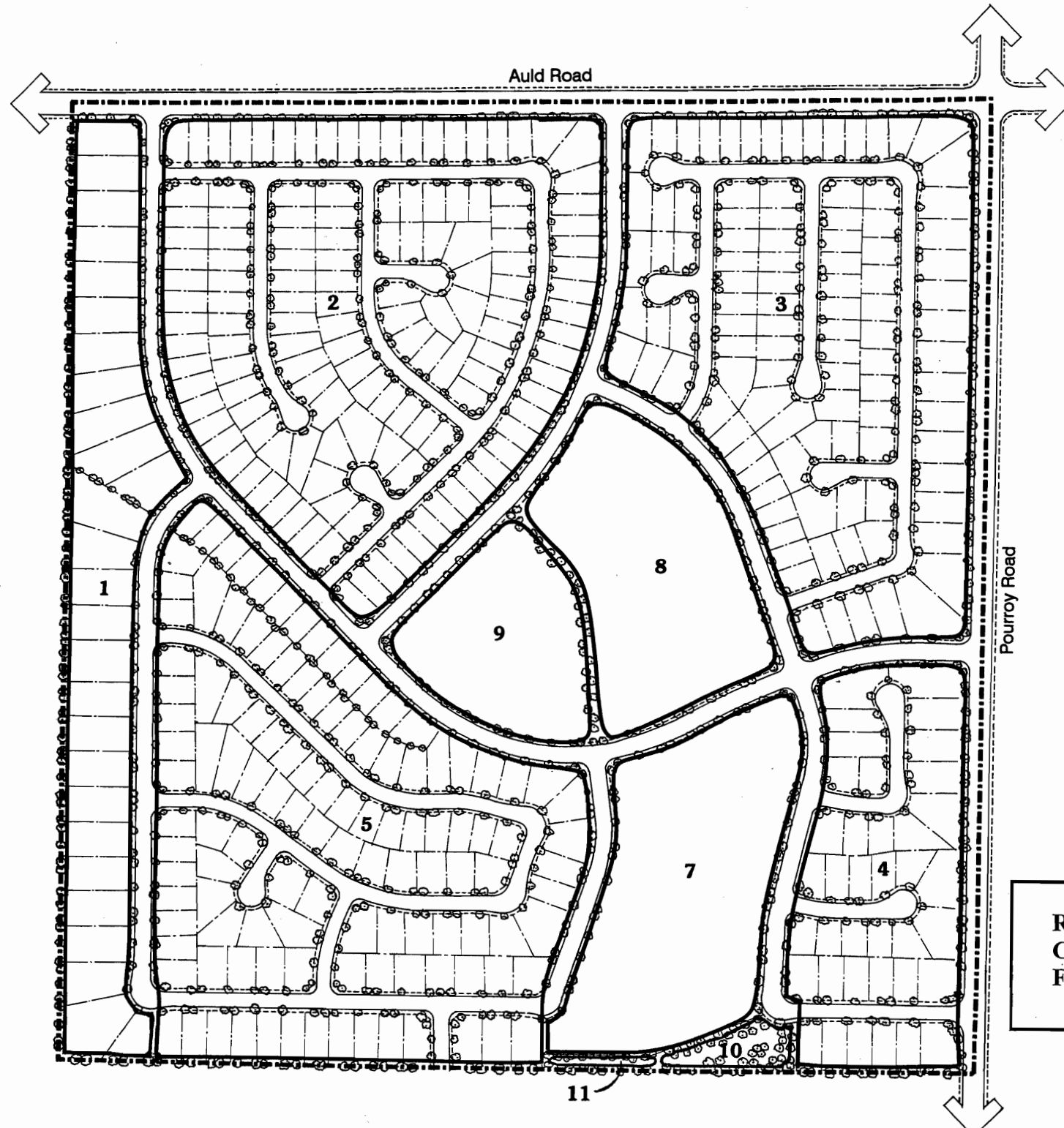
Site Location

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Exhibit No.: 3

Land Use Plan



Land Use Designation	Planning Area	Gross Acreage	Maximum Dwelling Units	Maximum Density
Low 1.7 DU/Ac				
Single Family Detach Estate Lots	1	15.4	26	1.7
SUBTOTAL		15.4	26	1.7
Medium 3-4 DU/Ac				
Single Family Detach	2	37.2	136	3.7
	3	32.8	103	3.2
	4	14.1	44	3.1
	5	33.7	112	3.3
SUBTOTAL		117.8	395	3.3
High 13 DU/AC				
Townhouse, Condo, Apartment	7	13.1	170	13
SUBTOTAL		13.1	170	13
Public Facilities				
School	8	12.0 (10.1 Net)		
SUBTOTAL		12.0 (10.1 Net)		
Parks/Recreation				
Park	9	6.8		
Park	10	0.7		
Open Space	11	0.2		
SUBTOTAL		7.7		
PROJECT TOTAL		166	591	3.5

Note:
Areas 5 & 6 Merged -
Substantial Conformance No. 1

REVISED PER SUBSTANTIAL
CONFORMANCE #1
FEBRUARY, 2001

SC #1 REVISIONS BY:
VSL Engineering
40935 County Center Dr., Suite D
Temecula, CA 92591
909-296-3930

Crown Valley Village

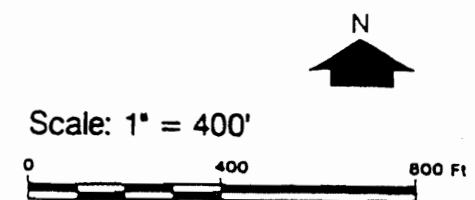


Exhibit No 4

Goal Statement:

A specific plan that provides a variety of land uses with an overall project density of 3.5 dwelling units per acre.

Objectives:

The following objectives are designed to provide an overview of design measures that have been incorporated into the design of the community. Specific design criteria, parameters, location and layout are provided along with illustrative exhibits in Chapter II, the specific plan portion of the project.

- o Provide a variety of housing types which meet the needs of the existing and expected move-up housing market as well as providing some multiple family, moderate income housing types.

Result: The specific plan has designated 591 dwelling units ranging from 1.7 dwelling units per acre to 13.0 dwelling units per acre. The medium density spectrum of housing offered have a minimum lot size of approximately 7200 square feet. Housing for these lots will provide the traditional move-up style of home. A total of 26 lots are planned for low density residential with a minimum lot size of 20,000 square feet. Multiple family housing types are also planned to form a complete, versatile community with a total of 170 units and a density of 13 dwelling units per acre. These choices are available for residents in the specific plan community which is expected to attract a variety of people in the moderate income bracket.

- o Provide active recreation for the residents of the specific plan.

Result: An active park is centrally planned within the specific plan. The park site is approximately 6.8 acres.

3. Project Characteristics

The following discussion will provide a general analysis of the specific plan's various land use components. In addition, the discussion will examine the proposed project in relation to the subject site's constraints and opportunities.

The Crown Valley Village Specific Plan will reflect a mixed use, planned community in response to market and development trends in and around the communities of Murrieta and Rancho California.

The specific plan/environmental impact report approach to developing the subject site is the preferred planning mechanism. Through the specific plan process, the project will develop in a comprehensive manner that is consistent with the site's character while providing an appropriate level of infrastructure considerations tied to regional systems.

4. Project Phasing

The following subsection will provide a discussion relative to the project's anticipated phasing program.

Specific plan phasing will guide the timing of development in accordance with grading, infrastructure requirements and infrastructure availability.

The thrust of the phasing program is to provide flexibility in order to deal effectively with dynamic market trends and conditions. The five phases are identified on Exhibit 8 and discussed in detail in Chapter II. Each phase corresponds to areas that can stand alone in terms of balancing earthwork quantities, providing adequate infrastructure and providing significant open space opportunities.

Since development within each phase is infrastructure dependent, development within phases can occur concurrently or consecutively, providing adequate consideration for infrastructure has been given.

Phasing is primarily relative to residential development, whereby allowing planning areas to develop independently in response to market demands and considerations.

Park and recreation area improvements will be tied to unit counts in order to ensure that the various parks are established without being dependent on any particular phase.